070.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,634,700 / 1,634,700
					USE VALUE:	1,634,700 / 1,634,700
					ASSESSED:	1,634,700 / 1,634,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALLEN THOMAS H & CAROLE E
Owner 2:	
Owner 3:	
Street 1:	95 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 16,460 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Clapboard Exterior and 4258 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16460.000	669,500	5,700	959,500	1,634,700
Total Card	0.378	669,500	5,700	959,500	1,634,700
Total Parcel	0.378	669,500	5,700	959,500	1,634,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.94 | /Parcel: 383.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	44936
GIS Ref	
GIS Ref	
Insp Date	10/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 070.0-0003-0008.0

!6011!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	669,400	5700	16,460.	959,500	1,634,600	1,634,600	Year End Roll	12/18/2019
2019	101	FV	498,500	5700	16,460.	959,500	1,463,700	1,463,700	Year End Roll	1/3/2019
2018	101	FV	498,500	5700	16,460.	822,400	1,326,600	1,326,600	Year End Roll	12/20/2017
2017	101	FV	498,500	5700	16,460.	767,600	1,271,800	1,271,800	Year End Roll	1/3/2017
2016	101	FV	498,500	5700	16,460.	657,900	1,162,100	1,162,100	Year End	1/4/2016
2015	101	FV	459,300	5700	16,460.	589,400	1,054,400	1,054,400	Year End Roll	12/11/2014
2014	101	FV	459,300	5700	16,460.	545,500	1,010,500	1,010,500	Year End Roll	12/16/2013
2013	101	FV	459,300	5700	16,460.	520,200	985,200	985,200		12/13/2012

PRINT

Date	Time
12/10/20	20:49:45

LAST REV

Date	Time
10/22/19	10:53:01
danam	

USER DEFINED

Prior Id # 1:	44936
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6011

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	850-59		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2019	713	Re-Roof	10,960	C				
9/27/2011	1189	Re-Roof	12,474					
4/20/2004	289	Addition	227,316	C		G6	GR FY06	KIT REDO
5/7/2003	334	New Wind	5,270			G6	GR FY06	5 REPL WNDWS
1/4/1999	2	Dormers	65,000					DORMER
3/5/1992	60	Manual						CHIMNEY REPAIR

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2018	Inspected	PH	Patrick H
10/22/2018	MEAS&NOTICE	BS	Barbara S
2/12/2009	Meas/Inspect	294	PATRIOT
3/9/2005	Permit Visit	BR	B Rossignol
11/2/1999	Mailer Sent		
10/8/1999	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16460		Sq. Ft.	Site		0	70.	0.83	4					View	50			959,483						959,500	

Total AC/HA: 0.37787 | Total SF/SM: 16460 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 959,483 | Spl Credit | Total: 959,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Excellent
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.96548104
Const Adj.:	1.00749993
Adj $ / SQ:	102.136
Other Features:	148246
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701814
Depreciation:	32283
Depreciated Total:	669530

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

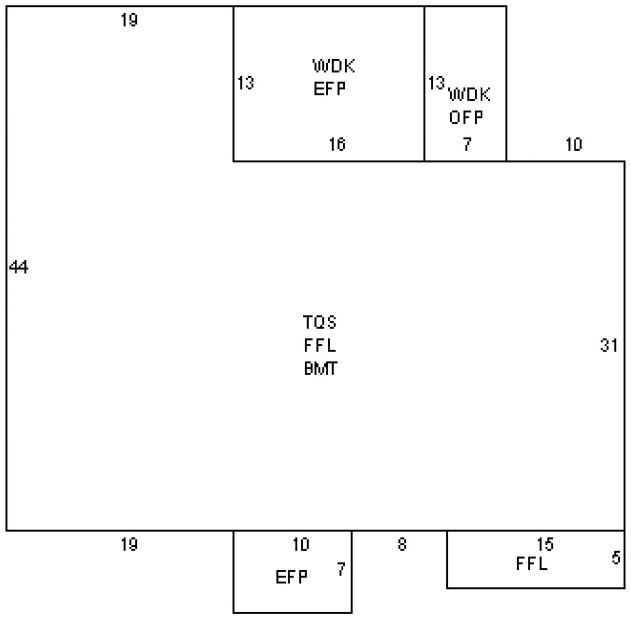
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	123.58
Special Features:	0	Val/Su Net:	114.35
Final Total:	669500	Val/Su SzAd	201.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,934	102.140	197,531
BMT	Basement	1,859	40.600	75,474
TQS	3/4 Story	1,394	102.140	142,403
WDK	Deck	299	9.410	2,815
EFP	Enclos Porch	278	37.300	10,368
OFP	Open Porch	91	34.890	3,175

Net Sketched Area:	5,855			Total:	431,766
Size Ad	3328.25	Gross Are	6320	FinArea	4258

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 070.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	GD	1950	21.58	T	30	101			5,700			5,700

More: N	Total Yard Items:	5,700	Total Special Featues:		Total: 5,700